

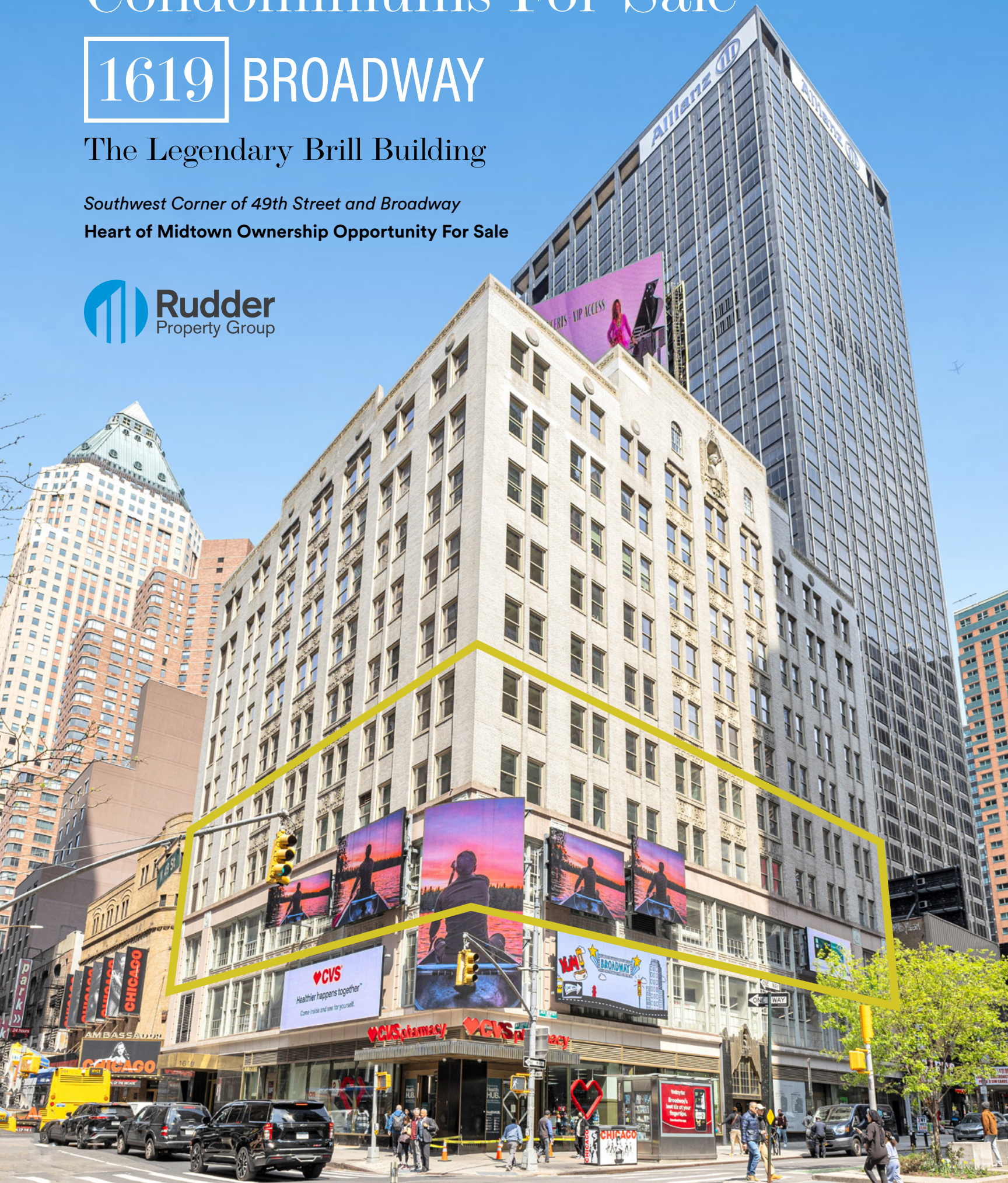
Historic Midtown Commercial Condominiums For Sale

1619 BROADWAY

The Legendary Brill Building

Southwest Corner of 49th Street and Broadway

Heart of Midtown Ownership Opportunity For Sale



1619 BROADWAY

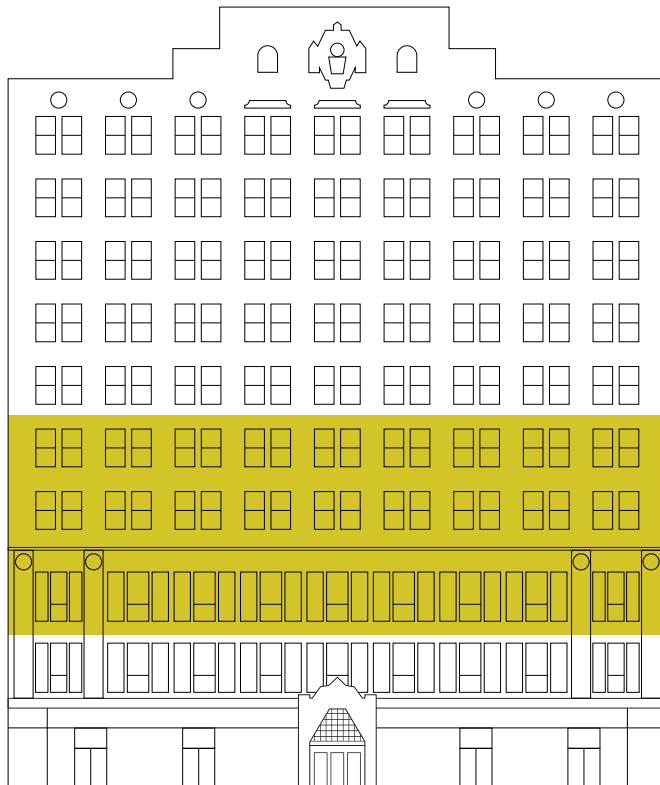
Overview

Rudder Property Group is pleased to offer commercial condominium ownership opportunities at the legendary Brill Building, located on the southwest corner of Broadway and 49th Street in the heart of Midtown Manhattan and Times Square. The full floors at 1619 Broadway present an exceptional opportunity for owner/occupiers or investors to purchase space in one of New York City's most storied commercial buildings.



Former WeWork installation on the 5th floor

1619 BROADWAY



Floor 5

16,884 RSF

Floor 4

16,939 RSF

Floor 3

16,890 RSF

Floor	Size (RSF)	Asking Price	Asking Price / RSF	Est. Annual Common Charges	Est. Annual Real Estate Taxes
5th Floor	16,884	\$8,442,000	\$500	\$155,004 (\$9.18/RSF)	\$139,694 (\$8.27/RSF)
4th Floor	16,939	\$8,469,500	\$500	\$132,320 (\$7.81/RSF)	\$119,251 (\$7.04/RSF)
3rd Floor	16,890	\$8,445,000	\$500	\$75,612 (\$4.48/RSF)	\$68,144 (\$4.03/RSF)
Total	50,713	\$25,356,500	\$500	\$362,936 (\$7.16/RSF)	\$327,089 (\$6.45/RSF)

Features:

- Historic building and iconic music landmark responsible for some of the most popular music produced in the 20th and 21st centuries.
- Well-maintained building in the heart of Times Square featuring a newly renovated lobby and modernized elevators.
- Oversized windows flood the space with natural light and views over Times Square.
- Versatile unit options: white-boxed spaces, former WeWork layouts, and traditional office buildouts with high ceilings.
- All floors feature recently installed HVAC units.
- Proximity to Times Square, Central Park, and major transit hubs.
- Access to 11+ subway lines via nearby 49th Street, 50th Street, and Times Square–42nd Street stations.
- High loan-to-value financing available for qualified purchasers.
- Floors may be sold individually or combined.

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White-boxed third floor with large windows and high ceilings



Large windows overlooking Broadway and Times Square



High-end WeWork installation



Hardwood floors, new bathrooms and pantry

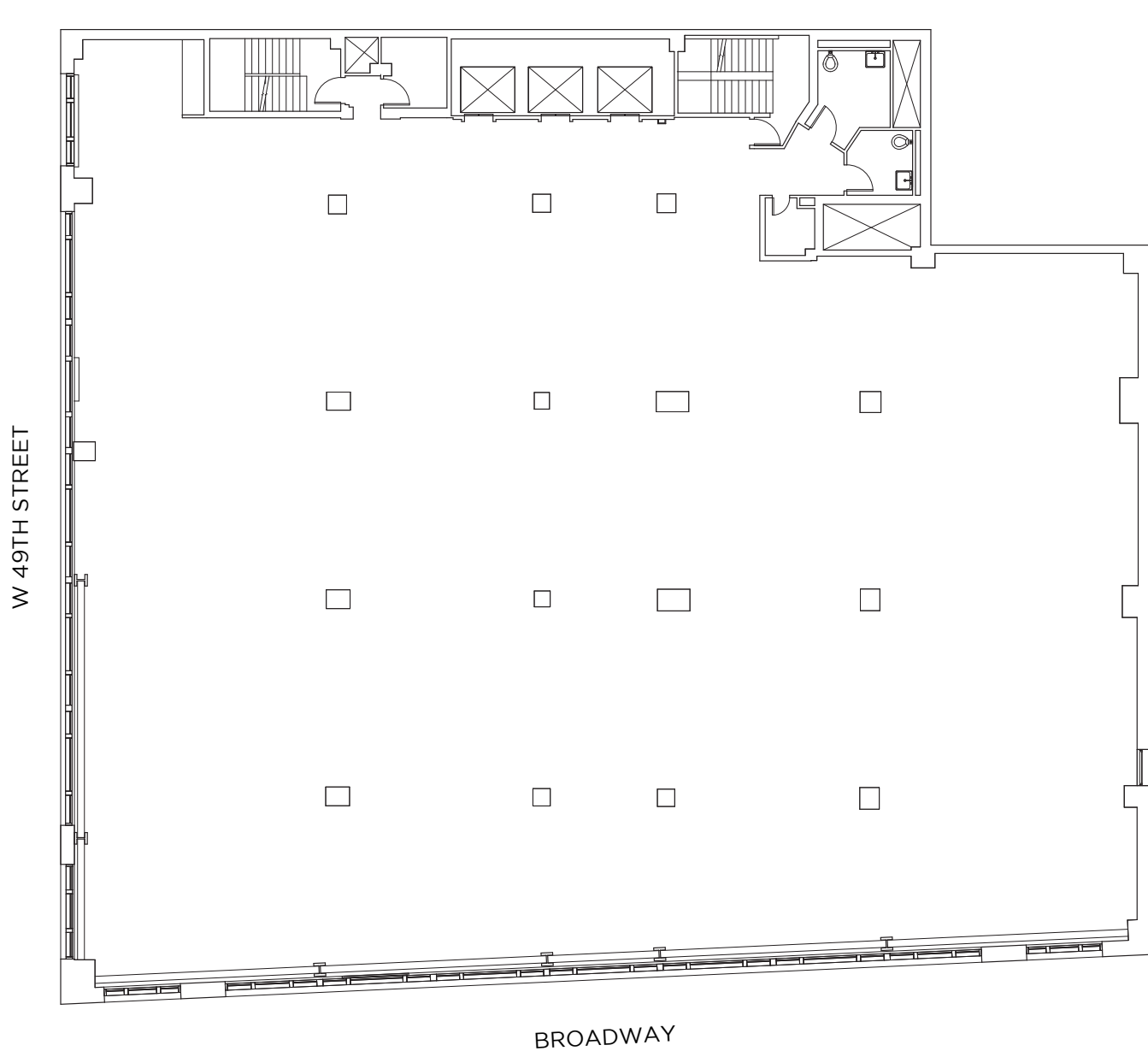


Building Lobby



Views looking South over Times Square

1619 BROADWAY



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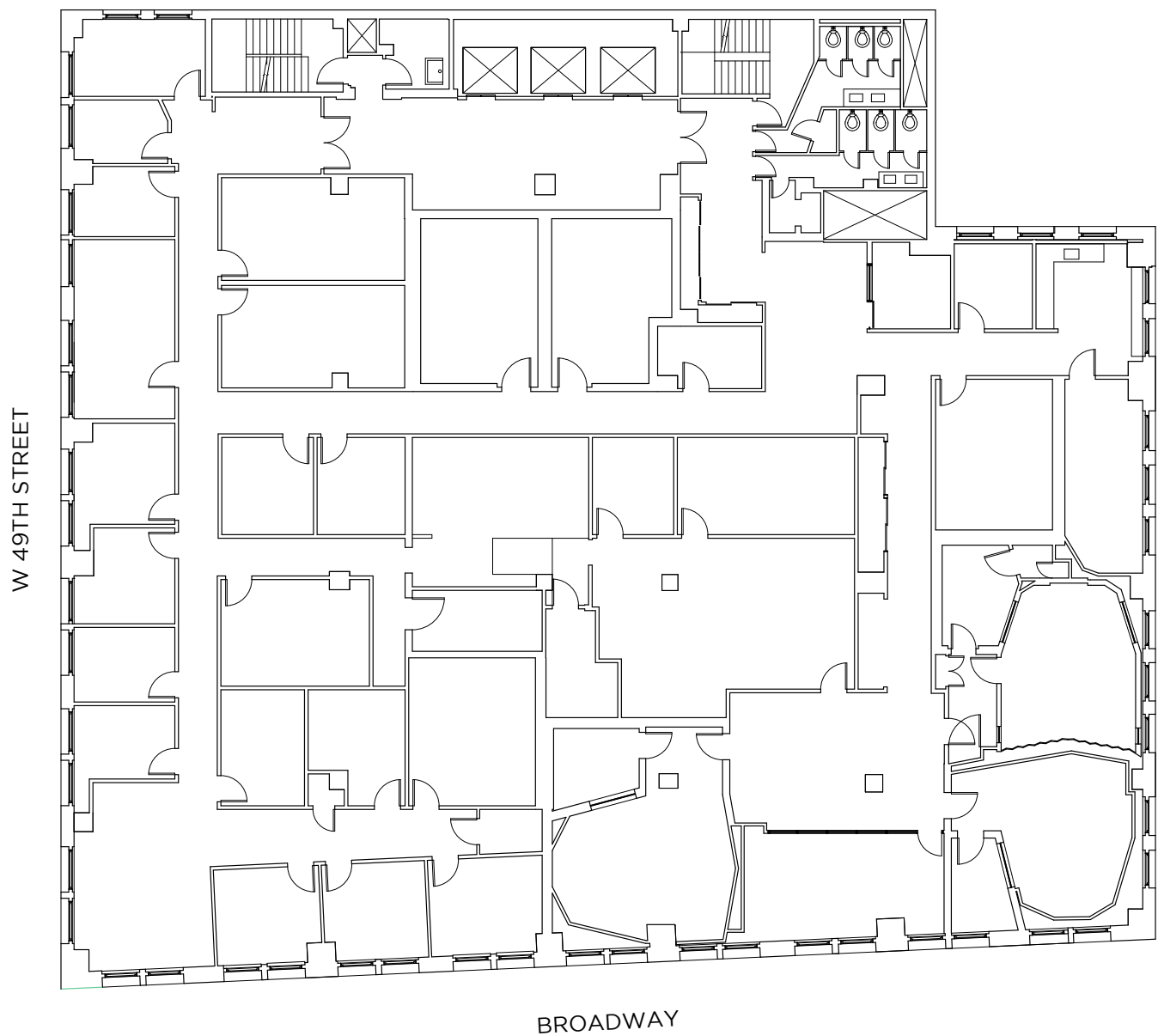


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16,939 RSF

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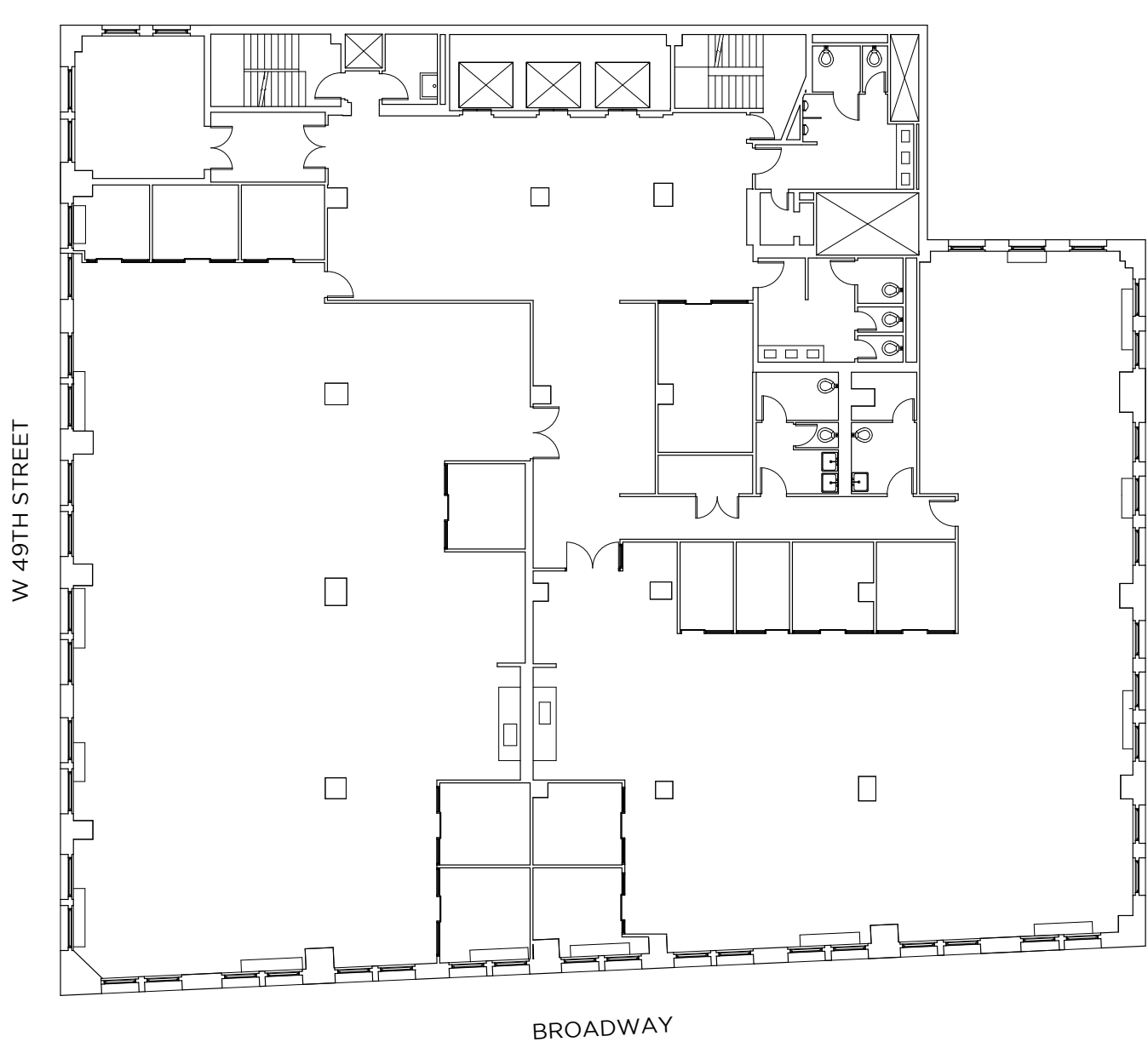
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Building History

Constructed in 1931, the Brill Building is an architectural and cultural landmark that played a central role in shaping American music history. From Tin Pan Alley to Big Band to Rock and Roll, the Brill Building was home to legendary music publishers, songwriters, and performers who defined the “Brill Building Sound.” Its tenants over the decades included Nat King Cole, Neil Diamond, Carole King, Paul Simon, and many more. Landmark designated in 2010, the Brill Building remains an iconic symbol of creative innovation in the heart of Broadway.



Accessibility and Location

1619 Broadway has access to 11 different subway lines including the **1 2 A C E B D** and **N Q R W** trains.



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Theater District



Times Square

1619 BROADWAY

Contact

EXCLUSIVE MARKETING AGENT

Rudder Property Group is a commercial real estate services firm that specializes exclusively in office condominiums in the New York metropolitan area. With 20 years of experience in this niche market, the principals of Rudder Property Group have sold over two million square feet of office condominiums with a dollar value in excess of \$1 billion. In the small, highly specialized field of office condominium sales, Rudder Property Group is the market leader.

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